

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

**Section I. Property Information**

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

**PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Edie Oates

Phone #: 673-5229

Form Initiated Date: 12/10/2009

Complete by Date:           

1. Address: 2519 Fremont Avenue North

2. Property Identification Number (PIN): 16-029-24-12-0116

3. Lot Size: 7,850 sq. ft.

4. Current Use: 7 Rental units

5. Current Zoning: R2B

6. Proposed future use (include attachments as necessary): Affordable rental units.

7. List addresses of adjacent parcels owned by CPED/City: N/A

8. Project Coordinator comments: This property will be sold to Alliance Housing who will rehab and operate the building as long term affordable housing, with assistance from the City under the NSP Program.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

**Section II. Zoning Review**

9. Lot is Buildable for any structure ☒ Non-Buildable for any structure ☐

Explain: The lot is buildable for a single family dwelling as it exceeds the minimum lot area of 5000 sf lot for the R2B.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☐ No ☒ If yes, what applications?           

11. Comments: A seven unit multiple family dwelling is a nonconforming use in the R2B Two family residence district. A nonconforming use or structure may continue to operate lawfully, but cannot be expanded, altered, or enlarged without a public hearing.

Completed by: Jake Steen Date: 12/10/2009

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: None

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Urban Residential. Not in a designated land use feature

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not?           

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios           

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐ No ☒ If Yes, what type of development?           

Comments: None

Completed by: Tom Leighton Date: 12/15/2009

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

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Planning Director Review

by: Barbara Sporlein Date: 12/15/2009

PLANNING DIRECTOR:

EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments

by: Wes Butler Date: 12/15/2009

Comments: No concerns.

Single-Family Housing Staff Comments

by: Elfric Porte Date: 12/15/2009

Comments: Single Family Housing supports the proposed development.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 12/15/2009

Comments: No comments from Real Estate Development Services. The purchaser should pay attention to the zoning information.

Business Development Staff Comments

by: Kristin Guild Date: 1/5/2010

Comments: Business Development does not require this property for economic development purposes.

Economic Development Director Review

by: Cathy Polasky Date: 1/10/2010

**PLEASE CHECK ONE BOX:**

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): \_\_\_\_\_

Housing Director Review

by: Tom Streitz Date: 1/12/2010

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.